

## Planning Commission Communication

<p>Department: Community Development</p> <p>Case No. PC-16-002</p> <p><u>Applicant</u> CB Hotel, LLC c/o Bill Folkerts 15 8<sup>th</sup> Avenue SE Watertown, SD 57201</p> <p><u>Property Owner</u> River Bluffs Investments, LLC PO Box 317 Prairie du Chien, WI 53821</p> <p><u>Representative</u> Gary Friedenbach 708 Kayleen Drive Bellevue, NE 68005</p> <p><u>Engineer</u> Craig B. Larsen, P.E. 598 West 900 South, Suite 102 Woods Cross, UT 84010</p>	Resolution No. _____	Planning Commission: 07/12/16
<p style="text-align: center;"><b>Subject</b></p> <p><b>Request:</b> Adopt a planned commercial development plan for property legally described as Lot 2, Bluffs Vision 2 Subdivision, Replat 1</p> <p><b>Location:</b> South 35<sup>th</sup> Street, southwesterly of Star Cinema.</p>		
<p style="text-align: center;"><b>Background</b></p> <p>CB Hotel, LLC, represented by Gary Friedenbach, is requesting adoption of a Planned Commercial Development Plan to build a four-story, 63 unit My Place Hotel on a 1.872 acre parcel located along South 35<sup>th</sup> Street/23<sup>rd</sup> Avenue and west of property commonly known as 3220 23<sup>rd</sup> Avenue (Star Cinema) see Attachment 'A'. The subject property is zoned PC-Planned Commercial and is appropriate for the proposed hotel use. The Planning Commission reviews Planned Commercial Development Plans with the recommendation forwarded to City Council for action.</p>		
<p style="text-align: center;"><b>Comments</b></p> <p>1. The proposed My Place Hotel development plans show a four-story building with 63 guest units, see Attachment 'B'. An outdoor patio area near the main building entrance and an indoor swimming pool are proposed as recreational amenities for guests. The proposed building setbacks are as follows: Front: 20 feet, Interior: 15 feet and Rear: 15 feet.</p>		

2. The subject property has frontage along 23<sup>rd</sup> Avenue and South 35<sup>th</sup> Street. Access to the hotel will be provided by a private driveway and two interconnections with the abutting Star Cinema site. A traffic study is not required as the proposed drive locations were determined with the adopted development plan for the Star Cinema (see Case #PC-02-001, Resolution No. 02-97). All proposed site access is acceptable and is consistent with the easements recorded with the Bluffs Vision II Subdivision, Replat 1 (see Case #SUB-07-016, Resolution No. 07-315). Direct access to 23<sup>rd</sup> Avenue and South 35<sup>th</sup> Street shall not be allowed.
3. The submitted utility plan shows water and other utilities (e.g., gas, electric, cable, etc.) are available to serve the proposed hotel along 23<sup>rd</sup> Avenue and South 35<sup>th</sup> Street. The proposed utility plan shows a 6" sanitary sewer line from 23<sup>rd</sup> Avenue and a 6" water line from South 35<sup>th</sup> Street will be extended to service the hotel. The subject property has a recorded 10 foot-wide telephone easement and a 40 foot-wide sanitary sewer easement along the frontage of 23<sup>rd</sup> Avenue and South 35<sup>th</sup> Street. No conflicts between the hotel footprint and the said utility easements are shown on the submitted utility plan. All utility service lines for the proposed hotel shall be installed underground and shall be required at the time of construction, with costs borne by the developer.
4. Two fire hydrants are located along the frontage of the property. The proposed hotel shall be constructed to comply with all applicable fire codes as required by the Council Bluffs Fire Department.
5. Sidewalks are constructed along the 23<sup>rd</sup> Avenue and South 35<sup>th</sup> Street. The submitted development plan shows a sidewalk connection from South 35<sup>th</sup> Street to the main entrance of the hotel. A section of sidewalk along South 35<sup>th</sup> Street that connects to the Star Cinema private driveway is missing in front of the subject property. The developer shall complete this section of sidewalk at the time of hotel construction in accordance with Public Works standards, at their expense.
6. Stormwater drainage and site grading plans were submitted by the applicant's engineer on June 29, 2016 to the City and are currently under review by the Council Bluffs Public Works Department. In general, stormwater run-off from the hotel will be collected and distributed to detention basins at the front and rear of the property. The front detention basin will be constructed with an inlet that will drain to an existing 36" storm sewer line in South 35<sup>th</sup> Street. There is an existing 48" and 12" storm sewer line shown on the plan within the front detention basin. Any cost to relocate these storm sewer lines for the construction of the hotel project shall be at the expense of the developer and not the City. The rear detention basin will collect run-off from the rear parking lot areas. The approved Bluffs Vision II Subdivision, Replat 1 final plat includes easement agreements that allow the subject property to use the existing storm detention pond on Lot 1, Bluffs Vision II Subdivision, Replat 1 for extra capacity. All stormwater designs shall be in accordance with SUDAS standards and the post-construction stormwater management ordinance as required by the Public Works Department.
7. A geotechnical report was submitted by the applicant's engineer and states the subject property is suitable for the proposed hotel. The report also states all off-street parking stalls should be constructed with a minimum of 6" thick concrete cement and that all driveways and entrances should be constructed with a minimum of 7" thick concrete cement. The proposed recommended pavement thickness complies with the City's adopted parking lot pavement standards, as per Section 15.23.030, *Design Standards, Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance). The Council Bluffs Building Division requested a copy of the geotechnical report be submitted with the building plans.
8. The total number of required off-street parking for the hotel use is based on a calculation of one parking space per guest room, as per Section 15.23.060(04), *Parking spaces required* of the Council Bluffs Municipal Code (Zoning Ordinance). The submitted application states the hotel will contain 63 guest units which equates to a minimum of 63 required off-street parking spaces for the use. The submitted site plan proposes 64 standard 9'x18' parking spaces (including three handicap accessible spaces) and 10 oversize parking stalls with sizes varying from 12'x 37' to 12' x 65'. The proposed parking lot design includes the minimum required five foot setback from all adjoining property lines as well as planted landscaping

- islands and curbing. All proposed parking lot areas shall be designed to comply with commercial parking standards as stated in Chapter 15.23, *Off-Street, Parking and Unloading* of the Council Bluffs Municipal Code (Zoning Ordinance) and SUDAS standards as required by the Public Works Department.
9. The landscape plan as submitted is generally acceptable with the following modifications:
    - a. A minimum of one ornamental tree and/or deciduous shade tree shall be planted along all property boundaries at an interval of one tree per 35 linear feet. This calculation is consistent with other hotel developments in the surrounding PC district.
    - b. Inorganic planting materials (e.g., river/landscape rock) shall be limited to a maximum of 10% of the landscape area for the project site. The location and square footage of all proposed inorganic planting areas shall be quantified on a revised landscaping plan.
    - c. All landscape areas shall be irrigated with an underground irrigation system.
    - d. Tall hedges and/or shrubs shall be planted around the trash dumpster enclosure and transformer pad area for screening purposes.
  10. A description of the proposed dumpster enclosure was not included with the development plans. All dumpsters shall be screened using walls or fences that are a minimum of six feet tall and constructed of materials that are similar to those used on the hotel building. The enclosure shall also include a lockable gate that when closed, completely eliminates the view of the trash area and its contents.
  11. Outdoor lighting for the hotel was not addressed on the proposed development plans. All proposed outdoor light poles shall not exceed 25 feet in height measured from existing grade and shall be comprised of painted and/or finished aluminum or steel. A detailed lighting plan showing the location and type of light fixtures shall be submitted at the time of permit review.
  12. The building exterior is generally made up of stone veneer and cement board siding of various widths. The cement board siding should be eliminated and replaced with a combination of EFIS and/or other masonry products. This is consistent with other hotel properties in the surrounding PC district. The amount of grouted masonry product should be at least 20% of each building elevation. The stone veneer can be considered as a grouted masonry product. The area/amount should be quantified on the permit submittal.
  13. A total of five attached signs and three detached monument sign are proposed for the site, totaling 397 square feet. The development plan shows the location of each attached sign on the applicable building elevation. Two attached signs are proposed for the east building facade including a 3'x3' entrance sign and a 10'x10' sign. The north and south building facades show an 8'x8' logo sign. The west building facade shows a 7'x7' sign. A total of three 6'x6' monument signs placed on a four foot-tall brick pedestal are proposed for the project (see Attachment 'C'). The Community Development Department recommends only one 6'x6' monument sign, with a maximum height of ten feet measured from finished grade, be allowed on the subject property. The preferred location of the monument sign is within the front 20' landscape buffer. The developer can use directional signage for the hotel ingress/egress locations. The maximum size of the directional signage shall be four square feet per sign face and shall not exceed six feet in height. Sight distance triangles to verify the locations of all proposed detached signs shall be provided at the time of permit review.

#### **Recommendation**

The Community Development Department recommends approval of a Planned Commercial Development Plan for My Place Hotel on Lot 2, Bluffs Vision II Subdivision, Replat 1, as shown on Attachment 'B', with the following notes and exceptions:

1. All required public improvements shall be installed at owner's expense.
2. All applicable permits necessary to meet local state and federal requirements shall be the developer's responsibility.
3. All utilities shall be installed underground, with costs borne by the developer. The developer shall

- maintain all clearances from existing electric facilities and pay all costs associated with extending or relocating any facilities.
4. All proposed outdoor light poles shall not exceed 25 feet in height, as measured from finished grade, and shall be comprised of painted and/or finished aluminum or steel. A detailed lighting plan showing the location and type of light fixtures shall be submitted at the time of permit review for the hotel.
  5. All dumpsters shall be screened using walls or fences that are a minimum of six feet tall and constructed of materials that are similar to those used on the hotel building. The enclosure shall also include a lockable gate that when closed, completely eliminates the view of the trash area and its contents.
  6. The landscape plan, as shown on Sheet L100 is approved with the following comments:
    - a. Trees shall be added around the perimeter of the property at an interval of one tree for every 35 linear feet.
    - b. Inorganic planting materials (e.g., river/landscape rock) shall be limited to a maximum of 10% of the total landscape area for the site. The location and square footage of all proposed inorganic landscape areas shall be quantified on a revised landscaping plan at the time of permitting.
    - c. All landscape areas shall be irrigated with an underground irrigation system.
    - d. Tall hedges and/or shrubs shall be planted around the trash dumpster enclosure and transformer pad area for screening purposes.
    - e. All plant materials and irrigation system consistent with the approved plan shall be installed prior to issuance of a Certification of Occupancy for the hotel.
  7. All building facades shall be constructed with a combination of EFIS and brick/stone masonry products. Cement, vinyl and/or wood siding shall not be permitted on the any building facades. A minimum of 20% of all facades shall be constructed with a grouted masonry product.
  8. Approval of the attached wall signs as presented. A maximum of one detached monument sign as presented shall be allowed in the frontage of the subject property. Directional signs at all ingress/egress locations are allowed and shall be limited to a maximum height of six feet, measured from finished grade, and contain a maximum of four square feet of signage per face. Sight distances to verify the location of all proposed detached signs shall be provided at the time of permit review.

#### **Attachments**

**Attachment A:** Location/zoning map of Lot 2, Bluffs Vision 2 Subdivision, Replat 1

**Attachment B:** Proposed My Place Hotel development plans




**Attachment C:** Proposed My Place Hotel signage

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# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION LOCATION/ZONING MAP CASE #PC-16-002

**Map Legend**

-  Case #PC-16-002 Subject Property
-  Parcel
-  Address

0 100 200  
1 Inch = 200 Feet

2013 Aerial Photograph



Note: Subject properties are highlighted in blue.



Last Amended: 06/17/16



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